

CITY OF AUSTIN TO
CONTINENTAL HOMES OF TEXAS, L.P.
PORTION OF
SRTEET AND UTILITIES DEED TO BE RELEASED

RELEASE DESCRIPTION

OF A 0.482 ACRE TRACT OUT OF THE S.P.R.R. CO. SURVEY, ABSTRACT NO. 750 AND THE W.M. PREECE SURVEY, ABSTRACT NO. 2470, SITUATED IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 0.543 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY STREET AND UTILITIES DEED, OF RECORD IN DOCUMENT NO. 2004091614 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.482 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1/2-inch iron rod found at the southwesterly corner of Lot 4, Block "B", Ribelin Ranch Subdivision, of record in Document No. 200700206, of said Official Public Records, being an angle point in the easterly line of Lot 3, of said Block "B", also being the northwesterly corner of that certain 32.291 acre tract conveyed to Continental Homes of Texas, L.P., by Deed of record in Document No. 2006087790, of said Official Public Records;

THENCE, S26°16'44"W, along the easterly line of said Lot 3, being the westerly line of said 32.291 acre tract, a distance of 300.00 feet to a calculated point at the most northerly corner of said 0.543 acre tract, for the **POINT OF BEGINNING** and most northerly corner hereof;

THENCE, leaving the easterly line of said Lot 3, along the southeasterly line of said 0.543 acre tract, being the westerly lie of said 32.291 acre tract and that certain 0.222 acre tract conveyed to Continental Homes of Texas, L.P., by said Deed of record in Document No. 2006087790, for the southeasterly line hereof, the following two (2) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 1035.00 feet, a central angle of 15°00'11", an arc length of 271.02 feet, and a chord which bears S18°48'45"W, a distance of 270.24 feet to a calculated point at the end of said curve;
- 2) S26°23'26"W, a distance of 421.07 feet to a calculated point, for the most southerly corner hereof;

THENCE, leaving the westerly line of said 0.222 acre tract, over and across said 0.543 acre tract, for the southwesterly line hereof, the following two (2) courses and distances:

- 1) N58°45'23"W, a distance of 17.32 feet to a calculated point at the beginning of a non-tangent curve to the left;

- 2) Along said curve, having a radius of 1557.40 feet, a central angle of $00^{\circ}39'44''$, an arc length of 18.00 feet, and a chord which bears $N59^{\circ}03'57''W$, a distance of 18.00 feet to a 1/2 inch iron rod found on the northwesterly line of said 0.543 acre tract, being the northeasterly right-of-way line of RM 2222 (R.O.W. Varies), also being the southwesterly corner of Lot 1, Block "B" of said Ribelin Ranch Subdivision, for the most westerly corner hereof;


THENCE, along the easterly lines of said Lot 1, Lot 2 of said Block "B", and said Lot 3, being the northwesterly line of said 0.543 acre tract, for the northwesterly line hereof, the following three (3) courses and distances:

- 1) $N26^{\circ}43'14''E$, a distance of 34.50 feet to a 1/2-inch iron rod found for an angle point;
- 2) $N26^{\circ}23'26''E$, a distance of 421.07 feet to a nail found in a fence post, for an angle point;
- 3) $N26^{\circ}16'44''E$, a distance of 328.20 feet to the **POINT OF BEGINNING**, and containing 0.482 acre (20,994 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(93), CENTRAL ZONE, UTILIZING LCRA GPS CONTROL MONUMENTATION.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
221 WEST SIXTH STREET, STE. 600
AUSTIN, TEXAS 78701


ABRAM C. DASHNER
R.P.L.S. NO. 5901

4-8-10
DATE

REFERENCES

TCAD MAP NO. 01-5127
AUSTIN GRID E-33

Reviewed: 08-03-10
Amy J. Flores



CURVE TABLE

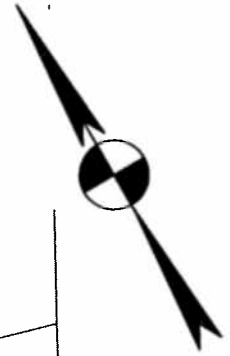
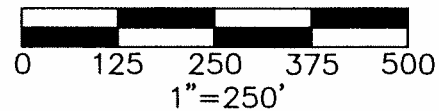
NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15°00'11"	1035.00	271.02	270.24	S18°48'45"W
C2	0°39'44"	1557.40	18.00	18.00	N59°03'57"W

LINE TABLE

LINE	BEARING	LENGTH
L1	S26°23'26"W	421.07
L2	N58°45'23"W	17.32
L3	N26°43'14"E	34.50
L4	N26°23'26"E	421.07
L5	N26°16'44"E	328.20
L6	S26°16'44"W	300.00

RIBELIN RANCH SUBDIVISION
DOCUMENT NO. 200700206

LOT 4



P.O.C.

LOT 3
BLOCK "B"

P.O.B.

32.291 ACRES (TRACT 1)
CONTINENTAL HOMES OF TEXAS, L.P.
DOCUMENT NO. 2006087790

RIBELIN RANCH
DRIVE
(70' R.O.W.)

0.543 ACRE
CITY OF AUSTIN
DOCUMENT NO. 2004091614

LEGEND

0.482 ACRE
(20,994 SQ. FT.)

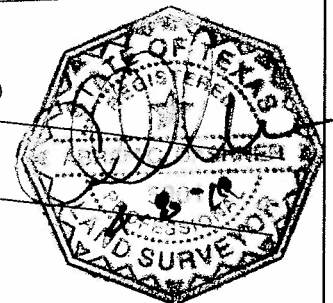
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ▲ NAIL FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

LOT 1

VILLAS OF RANCHO
VALENCIA CONDOMINIUM AMENDED

R.M. 2222
(R.O.W. VARIES)

0.222 ACRES (TRACT 2)
CONTINENTAL HOMES OF TEXAS, L.P.
DOCUMENT NO. 2006087790



942.272 AC.
CITY OF AUSTIN
VOLUME 13030, PAGE 1960

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY RELEASE DESCRIPTION
OF A 0.482 ACRE OF LAND FOR STREET,
DRAINAGE AND PUBLIC UTILITIES PURPOSES, OF
RECORD IN DOCUMENT NO. 2004091614 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

DR HORTON

COLINA VISTA